

CHAPTER 2

ADMINISTRATION OF REGULATIONS

SECTION 12-2-101 CONFORMITY OF SIGNS

Except as provided in this Title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the zoning district in which it is located.

SECTION 12-2-102 CONSTRUCTION STANDARDS

All signs erected in the City shall comply with the current standards of the Uniform Electrical Code, the Uniform Building Code, all provisions of this Title, and the Zoning Ordinance.

SECTION 12-2-103 MAINTENANCE

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The ground space within a radius of 10 feet from the base of any ground sign shall be kept free and clear of all weeds, rubbish, and flammable material. The Zoning Administrator is empowered to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated as more particularly specified in Section 12-7-1-2 of this Title.

SECTION 12-2-104 SIGN PERMITS

It shall be unlawful for any person, whether acting as owner, occupant, contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate, or alter any sign within the City without first obtaining a sign permit from the City. The Zoning Administrator shall be empowered to:

(1) Issue permits to erect, construct, reconstruct, enlarge, locate, or alter, signs which conform to the provisions of this Title; and

(2) Ascertain, in conjunction with the Building Official, that all sign construction, reconstruction, or modifications of existing signs is done in conformance with the Zoning Ordinance and Building Codes.

SECTION 12-2-105 APPLICATION REQUIREMENTS

Sign Permit applications shall be made to the Building Official and shall include the following:

(1) A completed application form;

(2) Three sets of plans, drawn approximately to scale, but with accurate dimensions, which include the following information:

(a) Sign elevations which indicate sign area, sign height, dimensions, colors, materials, letter height, structural supports, and/or method of illumination;

(b) A site plan which indicates the length of street frontage, setbacks from property lines, location of existing and proposed buildings, curb cuts, parking lots, and the location and size of all existing signs; and

(c) If wall signs are proposed, building elevation with proposed signs depicted.

SECTION 12-2-106 SIGN PERMIT FEES

A fee shall accompany all sign permit applications. The amount of the sign permit fee shall be based upon the fee schedule contained in Table 3A of the Uniform Building Code. For the purpose of determining the fee, the valuation of the sign shall be the total value of all construction work for which the sign permit is issued.

SECTION 12-2-107 APPROVAL

A permit for the erection, construction, reconstruction, enlargement, alteration, or relocation of a sign shall be issued within a reasonable time after a valid application is submitted, provided that the sign complies with all applicable laws and regulations of the City and meets all of the conditions set forth in this Title.

SECTION 12-2-108 IMPROPER ISSUANCE

The Zoning Administrator, or his designee, shall comply with the provisions of this Title in issuing sign permits. A permit shall also be null and void if its issuance is based on false or misleading information provided by an applicant for such permit.

SECTION 12-2-109 PERMIT NOT REQUIRED

The following types of signs shall be exempt from the permit requirements of this Title but shall be in conformance with all other provisions:

- (1) Nameplates;
- (2) Political Signs;
- (3) Property Signs;
- (4) Service Signs; and
- (5) Temporary Signs.

SECTION 12-2-110 EXEMPT SIGNS

The following types of signs are exempt from the requirements of this Title:

(1) Direction, warning or information signs or structures required or authorized by law or by Federal, State, County or City authority;

(2) Signs identifying a public building, giving directions, or identifying offices or departments within a public building, or to other signs placed by a public agency or by its authority within the building it occupies.

(3) Tombstones;

(4) Memorial tablets and plaques installed by a recognized governmental historical agency;

(5) Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice;

(6) Official flags of the United States of America, the State of Utah, and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations;

(7) Religious symbols and identification emblems of religious orders, affixed to religious buildings, which do not exceed four square feet in size;

(8) Signs located further than 25 feet from a public street or within malls, courts, arcades, porches, patios, parking lots, or other similar areas where such signs are not intended to be viewed or read from public streets immediately adjacent to the property;

(9) Signs located inside buildings which may or may not be visible from outside, except animated signs;

(10) Logos on licensed commercial vehicles, provided that such vehicles shall not be used as parked or stationary outdoor display signs;

(11) Signs on vehicles, regulated by the City, that provide public transportation;

(12) Art or art forms which do not contain or imply any advertising message;

(13) Searchlights for temporary advertising purposes;

(14) Corporate flags mounted on approved posts, poles or standards;

(15) Vending machines, gasoline pumps, telephone booths, newspaper racks, "take-out" or "pick-up" windows, or menus posted for reading in drive-in restaurant parking lots.

SECTION 12-2-111 PROHIBITED SIGNS

The following signs are expressly prohibited by this Title:

(1) Animated Signs;

(2) Off-premise signs except billboards, signs for temporary home occupations, and open house signs as provided herein;

(3) Portable Signs;

(4) Light bulb strings, any exposed lamp in excess of 40 watts, other than temporary decorative holiday lighting or holiday displays, which consist of unshielded light bulbs, festoons, and/or strings of open light bulbs are prohibited;

(5) Roof signs;

(6) Any display of merchandise within 10 feet of a public road; and

(7) Signs within public street rights-of-way except as provided herein.

Section 12-2-111 amended 7/21/93, Ord. 93-31